# CITY OF EL PASO, TEXAS AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction – December 28, 2004

Public Hearing – January 18, 2005

CONTACT PERSON/PHONE: Fred Lopez, 541-4925

**DISTRICT(S) AFFECTED:** 8

#### **SUBJECT:**

An Ordinance changing the zoning of a portion of Block 55 and Block 56, all of Blocks 57, 58, 60, 65, 66, 67, and 68, and a portion of Third Avenue (vacated) and Fourth Avenue (vacated), Magoffin Addition; a portion of Block 109 and all of Blocks 110 and 142, Campbell Addition, El Paso, El Paso County, Texas from A-3 (Apartment) to SRR (Special Residential Revitalization). The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code. Applicant: The Housing Authority of the City of El Paso, Texas. ZON04-00149 (District 8)

#### **BACKGROUND / DISCUSSION:**

See attached staff report.

#### **PRIOR COUNCIL ACTION:**

N/A

#### **AMOUNT AND SOURCE OF FUNDING:**

N/A

### **BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation City Plan Commission (CPC) – Approval Recommendation

**************************************				
<b>LEGAL:</b> (if required) N/A	<b>FINANCE:</b> (if required) N/A			
<b>DEPARTMENT HEAD:</b> George Sarmiento, AICP				
APPROVED FOR AGENDA:				
CITY MANAGER:	DATE:			

<b>ORDINANCE</b>	NO.	

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF BLOCK 55 AND BLOCK 56, ALL OF BLOCKS 57, 58, 60, 65, 66, 67, AND 68, AND A PORTION OF THIRD AVENUE (VACATED) AND FOURTH AVENUE (VACATED), MAGOFFIN ADDITION; A PORTION OF BLOCK 109 AND ALL OF BLOCKS 110 AND 142, CAMPBELL ADDITION, EL PASO, EL PASO COUNTY, TEXAS FROM A-3 (APARTMENT) TO SRR (SPECIAL RESIDENTIAL REVITALIZATION). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

#### BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a portion of Block 55 and Block 56, all of Blocks 57, 58, 60, 65, 66, 67, and 68, and a portion of Third Avenue (vacated) and Fourth Avenue (vacated), Magoffin Addition; a portion of Block 109 and all of Blocks 110 and 142, Campbell Addition, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from A-3 (Apartment) to SRR (Special Residential Revitalization), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this	day of	, 2005.
	THE CITY OF EL PASO	
ATTEST:	Joe Wardy Mayor	
Richarda Duffy Momsen City Clerk		

(additional signatures on the following page)

DOC: 7250 - Planning/7/ORD - Zoning Change MW

ORDINANCE NO.\_\_\_\_

12/15/2004

Zoning Case No. ZON04-00149

Fred Lopez, Zoning Coordinator
Planning, Research & Development

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Matt Watson, Assistant City Attorney

12/15/2004

DOC: 7250 - Planning/7/ORD - Zoning Change MW

Property Description: All of Blocks 60 and 65 and portions of Third Avenue and Fourth Avenue (vacated), Magoffin Addition, El Paso, El Paso County, Texas.

### METES AND BOUNDS DESCRIPTION

The parcel of land herein described is all of Blocks 60 and 65 and portions of Third Avenue and Fourth Avenue (vacated), Magoffin Addition, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the intersection of the monument lines of Park Street (70 foot right-of-way) and Father Rahm Avenue (70 foot right-of-way), said monument lines lying 10-feet north and 10-feet east of the respective centerlines of Park Street and Father Rahm Avenue; Thence, North 90° 00' 00" West, along said monument line of Father Rahm Avenue, a distance of 45.00 feet; Thence, North 00° 00' 00" East, a distance of 25.00 feet to the intersection of the northerly right-of-way line of Father Rahm Avenue and the westerly right-of-way line of Park Street; Thence, North 00° 00' 00" East, along the westerly right-of-way line of Park Street, a distance 260.00 feet to a point lying on the intersection of the westerly right-of-way line of Park Street and the southerly right-of-way line of Fourth Street (vacated); said point being the TRUE POINT OF BEGINNING of this description;

THENCE, North 90° 00' 00" West, continuing along said right-of-way line of Fourth Street (vacated), a distance of 260.00 feet to a point lying on the easterly right-of-way line of Tays Street;

THENCE, North 00° 00' 00" West, along said right-of-way line, a distance of 660.00 feet to a point lying on the southerly right-of-way line of Delta Street;

THENCE, North 90° 00' 00" East, along said right-of-way line, a distance of 260.00 feet to a point lying on the intersection of the southerly right-of-way line of Delta Street and the westerly right-of-way line of Park Street;

THENCE, South 00° 00' 00" East, along said right-of-way line of Park Street, a distance of 660.00 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 3.939 acres (171,600 sq. ft.) of land more or less.

SLI ENGINEERING, INC.

Consulting Engineers—Land Surveyors

Guillermo Licon, R.P.L.S.

Registered Professional Land Surveyor

Texas License No. 2998

December 10, 2004 Job Number 06-03-2120 GUILLERMO LICON

2998

2988

30 Ession Of Survivor

Exhibit "A"

Property Description: All of Block 66 and portion of Third Avenue (vacated), Magoffin Addition, El Paso, El Paso County, Texas.

#### METES AND BOUNDS DESCRIPTION

The parcel of land herein described is all of Block 66 and portion of Third Avenue (vacated), Magoffin Addition, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the intersection of the monument lines of Park Street (70\_foot right-of-way) and Father Rahm Avenue (70\_foot right-of-way), said monument lines lying 10-feet north and 10-feet east of the respective centerlines of Park Street and Father Rahm Avenue; Thence, North 90° 00' 00" West, along said monument line of Father Rahm Avenue, a distance of 45.00 feet; Thence, North 00° 00' 00" East, a distance of 25.00 feet to the intersection of distance of 45.00 feet; Inence, North 00° 00' 00" East, a distance of 25.00 feet to the intersection of the northerly right-of-way line of Father Rahm Avenue and the westerly right-of-way line of Park Street; Thence, North 00° 00' 00" East, along the westerly right-of-way line of Park Street, a distance of 920.00 feet to a point lying on the intersection of the westerly right-of-way line of Park Street and the southerly right-of-way line of Delta Street; Thence, South 90° 00' 00" West, along said right-of-way line, a distance of 330.00 feet to a point lying on the intersection of the westerly right-of-way line of Delta Street, said point being the TRUE POINT. of Tays Street and the southerly right-of-way line of Delta Street, said point being the TRUE POINT OF BEGINNING of this description;

THENCE, South 00° 00' 00" East, along said right-of-way line of Tays Street, a distance of 330.00 feet to a point lying on the southerly right-of-way line of Third Avenue (vacated);

THENCE, North 90° 00' 00" West, along said right-of-way line, a distance of 260.00 feet to a point lying on the easterly right-of-way line of Hills Street;

THENCE, North 00° 00' 00" East, along said right-of-way line, a distance of 330.00 feet to a point lying on the southerly right-of-way line of Delta Street;

THENCE, North 90° 00' 00" East, along said right-of-way line, a distance of 260.00 feet to the TRUE POINT OF BEGINNING of this description.

GUILLERMO

Said parcel of land contains 1.970 acres (85,800 sq. ft.) of land more or less.

SLI ENGINEERING, INC.

Consulting Engineers - Land Surveyors

Guillermo Licon, R.P.L.S.

Registered Professional Land Surveyor

Texas License No. 2998

December 10, 2004

Job Number 06-03-2120

Property Description: Portion of Block 55 and all of Blocks 58 and 67 and portions of Third Avenue and Fourth Avenue (vacated), Magoffin Addition, El Paso, El Paso County,

#### METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Block 55 and all of Blocks 58 and 67 and portions of Third Avenue and Fourth Avenue (vacated), Magoffin Addition, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the intersection of the monument lines of Park Street (70 foot right-of-way) and Father Rahm Avenue (70 foot right-of-way), said monument lines lying 10-feet north and 10-feet east of the respective centerlines of Park Street and Father Rahm Avenue; Thence, North 90° 00' 00" West, along said monument line of Father Rahm Avenue, a distance of 45.00 feet; Thence, North 00° 00' 00" East, a distance of 25.00 feet to the intersection of the northerly right-of-way line of Father Rahm Avenue and the westerly right-of-way line of Park Street; Thence, North 00° 00' 00" East, along the westerly right-of-way line of Park Street, a distance of 920.00 feet to a point lying on the intersection of the westerly right-of-way line of Park Street, a distance of 920.00 feet to a point lying on the intersection of the westerly right-of-way line of Park Street and the southerly right-of-way line of Delta Street; Thence, South 90° 00' 00" West, along said right-of-way line of Delta Street, a distance of 660.00 feet to a point lying on the intersection of the westerly right-of-way line of Hills Street and the southerly right-of-way line of Delta Street, said point being the TRUE POINT OF BEGINNING of this description;

THENCE, South 00° 00' 00" East, along said right-of-way line of Hills Street, a distance of 920.00 feet to a point lying on the northerly right-of-way line of Father Rahm Avenue;

THENCE, North 90° 00' 00" West, along said right-of-way line, a distance of 260.00 feet to a point lying on the intersection of the northerly right-of-way line of Father Rahm Avenue and the easterly right-of-way line of St. Vrain Street;

THENCE, North 00° 00' 00" East, along said right-of-way line of St. Vrain Street, a distance of 180.00 feet;

THENCE, North 90° 00' 00" East, a distance of 120.00 feet;

THENCE, North 00° 00' 00" West, a distance of 80.00 feet;

THENCE, North 90° 00' 00" West, a distance of 120.00 feet to a point lying on the easterly right-ofway line of St. Vrain Street;

THENCE, North 00° 00' 00" East, along said right-of-way line, a distance of 660.00 feet to a point lying on the intersection of the easterly right-of-way line of St. Vrain Street and the southerly right-ofway line of Delta Street;

THENCE, North 90° 00' 00" East, along said right-of-way line of Delta Street, a distance of 260.00 feet to the TRUE POINT OF BEGINNING of this description.

GUILLERMO LICON

Said parcel of land contains 5.271 acres (229,600 sq. ft.) of land more or less.

Consulting Engineers—Land Surveyors

GINEERING, INC

Guillermo Licon, R.P.L.S. Registered:Professional Land Surveyor

Texas License No. 2998

December 10, 2004. Job Number 06-03-2120

Property Description: Portions of Blocks 56, and all of Blocks 57 and 68, Magoffin Addition and a portion of Block 109 and all of Blocks 110 and 142, Campbell Addition and portions of Third Avenue and Fourth Avenue (vacated), El Paso, El Paso County, Texas.

#### METES AND BOUNDS DESCRIPTION

The parcel of land herein described are portions of Blocks 56, and all of Blocks 57 and 68, Magoffin Addition and all of Blocks 109, 110 and 142, Campbell Addition and portions of Third Avenue and Fourth Avenue (vacated), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the intersection of the monument lines of Park Street (70\_foot right-of-way) and Father Rahm Avenue (70\_foot right-of-way), said monument lines lying 10-feet north and 10-feet east of the respective centerlines of Park Street and Father Rahm Avenue; Thence, North 90° 00' 00" West, along said monument line of Father Rahm Avenue, a distance of 45.00 feet; Thence, North 00° 00' 00" East, a distance of 25.00 feet to the intersection of the porthaghy right of way line of Father Rahm Avenue, a distance of 25.00 feet to the intersection of the northerly right-of-way line of Father Rahm Avenue and the westerly right-of-way line of Park Street; Thence, North 00° 00' 00" East, along the westerly right-of-way line of Park Street, a distance of 920.00 feet to a point lying on the intersection of the westerly right-of-way line of Park Street and the southerly right-of-way line of Delta Street; Thence, South 90° 00' 00" West, along said right-of-way line of Delta Street, a distance of 990.00 feet to a point lying on the intersection of the westerly right-of-way line of St. Vrain Street and the southerly right-of-way line of Delta Street, said point being the TRUE POINT OF BEGINNING of this description;

THENCE, South 00° 00' 00" East, along said right-of-way line of St Vrain Street, a distance of 920.00 feet to a point lying on the northerly right-of-way line of Father Rahm Avenue;

THENCE, North 90° 00' 00" West, along said right-of-way line, a distance of 140.00 feet;

THENCE, North 00° 00' 00" East, a distance of 180.00 feet;

THENCE, North 90° 00' 00" West, a distance of 120.00 feet to a point lying on the easterly right-ofway of Virginia Street;

THENCE, North 00° 00' 00" East, a distance of 740.00 feet to a point lying on the intersection of the easterly right-of-way line of Virginia Street and the southerly right-of-way line of Delta Street;

THENCE, North 90° 00' 00" East, along said right-of-way line of Delta Street, a distance of 260.00 feet to the TRUE POINT OF BEGINNING of this description.

GUILLERMO LICOI 2998

Said parcel of land contains 4.995 acres (217,600 sq. ft.) of land more or less.

SLI ENGINEERING, INC

Consulting Engineers Land Surveyors

Guillermo Licon, R.P.L:S.

Registered Professional Land Surveyor

Texas License No. 2998

December 10, 2004

Job Number 06-03-2120

JOE WARDY MAYOR

JOYCE WILSON CITY MANAGER



GEORGE G. SARMIENTO, AICP DIRECTOR

## PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT

December 20, 2004

#### CITY COUNCIL

SUSAN AUSTIN DISTRICT NO. 1

ROBERT A. CUSHING, JR. DISTRICT NO. 2

JOSE ALEXANDRO LOZANO DISTRICT NO. 3

JOHN F. COOK DISTRICT NO. 4

PAUL J. ESCOBAR DISTRICT NO. 6

VIVIAN ROJAS DISTRICT NO. 7

ANTHONY W. COBOS DISTRICT NO. 8

**TO:** The Honorable Mayor and City Council

Ms. Joyce A. Wilson

FROM: Fred Lopez, Planner II / Zoning Coordinator

SUBJECT: ZON04-00149

The City Plan Commission (CPC), on December 16, 2004, voted **6 - 0** to recommend **APPROVAL** of rezoning the subject property as follows, concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There was **NO OPPOSITION** to this request.

#### STAFF REPORT

Rezoning Case: ZON04-00149

**Property Owner(s):** The Housing Authority of the City of El Paso, Texas

Applicant(s): The Housing Authority of the City of El Paso, Texas

**Representative(s):** SLI Engineering, Inc.

Legal Description: A portion of Block 55 and Block 56, all of Blocks 57, 58, 60, 65,

66, 67, and 68, and a portion of Third Avenue and Fourth

Avenue (vacated), Magoffin Addition; a portion of Block 109 and

all of Blocks 110 and 142, Campbell Addition

Location: North of Father Rahm Avenue, East of Virginia Street,

South of Delta Drive, West of Park Street

Representative District: #8

**Area:** 16.18 Acres

**Present Zoning:** A-3 (Apartment)

Present Use: Multifamily Development

**Proposed Zoning:** SRR (Special Residential Revitalization)

Proposed Use: Multifamily Development, Retail Commercial, Mixed Use

Recognized Neighborhood

**Associations Contacted:** Eagle Neighborhood Association,

El Paso Central Business Association

Surrounding Land Uses:

North - A-3 (Apartment), C-4 (Commercial) /

**South -** A-3 (Apartment), C-4 (Commercial), M-1 (Light Manufacturing) /

East - A-3 (Apartment), C-1 (Commercial) /

West- A-3 (Apartment), C-2 (Commercial), C-4 (Commercial) /

**Year 2025 Designation:** Residential (Central Planning Area)

CITY PLAN COMMISSION HEARING, DECEMBER 16, 2004, 1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL

Zoning Case: ZON04-00149

#### **General Information:**

The applicant is requesting a rezoning from A-3 (Apartment) to SRR (Special Residential Revitalization) in order to permit multifamily development, retail commercial, and mixed use development. The property is16.18 acres in size and is currently multifamily development. The proposed site plan shows multifamily development with auxillary retail commercial and mixed use development to be located on the site. Access is proposed via Father Rahm Avenue, Virginia Street, Delta Drive, and Park Street. There are no zoning conditions currently imposed on this property.

#### Information to the Commission:

The Planning Department has received eight (8) calls regarding this application.

#### Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from A-3 (Apartment) to SRR (Special Residential Revitalization).

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso "develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression."

The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for Residential land uses.

**SRR (Special Residential Revitalization) zoning** permits multifamily development, retail commercial, and mixed use development and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the SRR (Special Residential Revitalization) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will multifamily development, retail commercial, and mixed use development be compatible with adjacent land uses?

### **Information To The Applicant:**

Building Permits and Inspections Department Notes:

Building Permits and Inspections does not object to the proposed zone change.

Engineering Department, Development Division Notes:

See Enclosure 1.

Engineering Department, Traffic Division Notes:

No objection to the zoning change subject to site plan review.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No comments.

Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for Residential land uses.
- B. SRR (Special Residential Revitalization) zoning permits multifamily development, retail commercial, and mixed use development and is compatible with adjacent development.

**ATTACHMENT:** Site Plan; Enclosure 1.

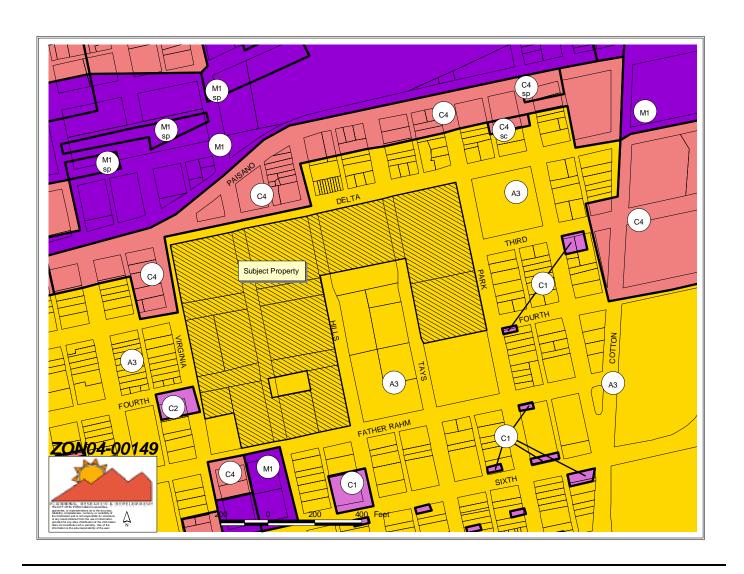
**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

## **ENGINEERING DEPARTMENT COMMENTS**

TO:	PLANNING DEPARTMENT	DATE: <b>December 6, 2004</b>
FROM:	ENGINEERING DEPARTMENT	ADDRESS: N of Father Rahm Ave, E of Virginia St., S of Delta Dr, W of Park St
ATTN:	Fred Lopez, or Jorge Rousselin Urban Planners	PROPOSED USE: Multi-Family Development
CASE N REQUE		SRR (Special Residential Revitalization)
	DESCRIPTION: A portion of Bks 55 & 56, all of rth Ave. (vacated), Magoffin Addn, all of Blks 109	Blks 57, 58, 60,65, 66,67,& 68, and a portion of Third Ave., 110, & 142, Campbell Addn.
□ 1.	No comments	
☐ 2.	Must be submitted as a subdivision	
☒ 3.	Handicap accessible Sidewalks $\underline{\lor}$ , Wheel-chair ran	mps $$ will be required,
<b>4</b> .	Grading plan and permit required.	
☐ 5.	Storm Water Pollution Prevention details required	
<b>6</b> .	Storm Water Pollution Prevention plan and permit	required.
<b>7</b> .	Drainage plans must be approved by the City Engi	neer
8.	On site ponding will be required.	
□ 9.	Private pond is required.	
□ 10.	No water runoff allowed unto	<del></del>
□ 11.	Additional R.O.W. required.	
	Additional Comments: Site location is <b>not</b> located posed drainage plan must follow the established dra	within the Special Flood Hazard Area. Zone C, Panel 39 B. inage pattern.
	Abugalyon, P. E. evelopment Engineer	DISTRICT: 8

**HME** 

## **LOCATION MAP**



## **AERIAL MAP**



**SURVEY MAP** 

(PLEASE SEE PDF FILE NAMED "SOUTH EL PASO CONCEPT PLAN" FOR MORE INFORMATION.)





 $\times$ 



